

20/03248/OUT Land Rear of Mill Hill Lane/The Old Park - Cotgrave - S106 Draft Heads of Terms Summary - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT.

WORK IN PROGRESS DOCUMENT – may be subject to change.

Item/Policy	Detail/requirement	Developer proposes	RBC comment	Trigger sought by consultees
<p><b>Primary School Contribution</b></p>	<p>A development of up to 210 dwellings on this site and the neighbouring allocation of up to 235 dwellings would generate a requirement for an additional 77 places at <b>£17,613</b> per place towards the current deficiency in primary places available in the planning area. However, this site would only generate a need for <b>44 additional spaces</b> based on 210 dwellings. This site, along with other sites which are proposed for allocation</p>	<p>Accept the principle and the proposed pro-rate breakdown suggested by the County Council</p>		<p>TBC</p>

	<p>in the Local Plan, mean that additional education provision will be required, either through extensions to existing provision. No feasibility study has been undertaken to understand the scope to expand provision at Candleby Lane School and it is not expected that additional provision can be delivered at Cotgrave CofE School. It is therefore requested that the Section 106 Agreements provide sufficient flexibility to enable the County Council to expend the contributions at another local primary school outside of the Cotgrave Planning Area if subsequent feasibility studies demonstrate that expansion of the Cotgrave Schools is unviable.</p>			
<p><b>Secondary School Provision</b></p>	<p>In relation to Secondary Education, they advise that the two allocated sites would generate a need for</p>	<p>Covered by the Authority's Community Infrastructure Policy where contributions are levied on the gross</p>	<p>Agreed that this request is covered by the Authority's</p>	<p>TBC</p>

	<p>an additional 70 new secondary places and there is a deficiency in places available. As a result, the County Council would be seeking a total contribution across the two allocations of £1,697,570 (70 x £24,251).</p>	<p>internal area of the net additional liable floorspace. It is levied as a charge per square metre of net additional liable floorspace and charged to the developer accordingly.</p>	<p>Community Infrastructure Policy.</p>	
<p><b>A52 Improvements Contribution</b></p>	<p>Highways England state that they take responsibility for delivering infrastructure improvements required to support growth on the A52, whilst seeking appropriate local contributions proportional to the scale of impact through a developer contribution strategy. This approach is supported in Rushcliffe Core Strategy Policy 18. As part of the contribution strategy for this proposed development a sum of <b>£955.82</b> per-dwelling basis has been identified by Highways England in consultation with Rushcliffe Borough Council. This will be required by way of developer contributions.</p>	<p>Agrees to the principle of the request</p>	<p>The requested contributions from Highways England accord with the A52/A606 Improvement Package Developer Contributions Strategy Memorandum of Understanding and Policy 18 Rushcliffe Core Strategy. The applicant has agreed to provide them on a pro rata basis and the timing of the payment need to be considered and confirmed as part of the S106A discussions.</p>	<ul style="list-style-type: none"> <li>• 20% of the A52 Improvements Contribution on first occupation</li> <li>• 80% of the A52 Improvements Contribution prior to Occupation of 75% of the Dwellings and not to allow Occupation of more than 75% of the Dwellings</li> </ul>

<p><b>Highway Improvements</b></p>	<p>A contribution (TBC) towards 30% of the cost of improving the A606 Melton Road/Cotgrave Road junction</p>	<p>Matter is being considered</p>	<p>Officers note the impact is arising in part from this, and the other developments proposed on the allocations within Cotgrave and that any improvement works to this junction do not appear to be covered by the MoU.</p>	<p>TBC</p>
<p><b>Green Spaces</b></p>	<p>A contribution of <b>£4,500</b> is requested to maintain sections of path linking the development site across County Council land to the existing path on Bluebell Spinney. The request includes a maintenance charge for the first 15 years.</p> <p>As the precise length of the path and surface treatment is not yet known, the contribution requirement has been calculated using the following assumptions:</p> <ul style="list-style-type: none"> <li>• The path sections will be up to 10m long and 2.5m wide, giving an area of 25 square metres; there will be three path links which gives an area total of 75 square metres</li> <li>• The path surfacing will be semi-bound (e.g. Ultitrec)</li> </ul>	<p>The applicant accepts the principle of the request.</p>	<p>Agrees that the figure is correct, and the timing of the payment need to be considered and confirmed as part of the S106A discussions.</p>	<p>TBC</p>

	<ul style="list-style-type: none"> <li>• The path will need repairing after 5 years and 10 years and replacing after 15 years Prices in the Paths for All guide called 'Estimating price guide for path projects (2019)' give a figure of approx. £30 per square metre (average) for this type of surfacing. <b>This figure has been applied for the full replace, and halved for the repair (i.e. £15 per square metre),</b> as follows: <ul style="list-style-type: none"> <li>• 75 square metres x £15 = £1,125 repair at 5 years</li> <li>• 75 square metres x £15 = £1,125 repair at 10 years</li> <li>• 75 square metres x £30 = £2,250 replace at 15 years</li> <li>• Total = £4,500</li> </ul> </li> </ul>			
<p><b>The Bus Stop Improvements Contribution</b></p>	<p>Improvements to the two bus stops:</p> <p>RU0891 High Hazles Road – Install raised boarding kerbs</p> <p>RU0892 High Hazles Road – Install formal bus stop location including real time bus stop pole &amp; display including associated</p>	<p>Agrees to the principle of the request.</p>	<p>Agrees that the figure is correct, and the timing of the payment need to be considered and confirmed as part of the S106A discussions.</p>	<p>Prior to Occupation of the first Dwelling and not to allow Occupation of the first Dwelling until the contribution has been paid.</p>

	<p>electrical connections, hardstand including raised boarding kerbs, lowered access kerbs and polycarbonate bus shelter including lighting.</p> <p>RU0575 Morkinshire Lane – Install real time bus stop pole &amp; display including associated electrical connections.</p> <p>A Total of <b>£33,600</b> is requested.</p>			
<p><b>Waste Collection</b></p>	<p>In order to meet this growing demand on the Recycling Centres in the area a financial contribution proportionate to the proposed development of 210 homes is sought. In order to reach an appropriate figure a model has been created. The requested contribution for the proposed site Land rear of Mill Hill Lane/The Old Park Cotgrave is <b>£14,307.61 (68.13 per dwelling</b> x up to 210 dwellings).</p>	<p>Payment of £68.13 per dwelling is accepted.</p>	<p>Agrees that the figure is correct, and the timing of the payment need to be considered and confirmed as part of the S106A discussions.</p>	<p>Prior to Occupation of the first Dwelling and not to allow Occupation of the first Dwelling until the contribution has been paid.</p>

<p><b>Sustainable Travel Contribution</b></p>	<p>The County Council request a planning obligation of <b>£36,000</b> towards sustainable travel. This would be used to provide sustainable transport measures for residents of the development which may include, but not exclusively, the use of taster tickets for travel on public transport.</p>	<p>Agrees to the principle</p>	<p>Agrees that the figure is pro-rata correct, and the timing of the payment need to be considered and confirmed as part of the S106A discussions.</p>	<p>Prior to Occupation of the first Dwelling and not to allow Occupation of the first Dwelling until the contribution has been paid.</p>
<p><b>Affordable Housing</b></p>	<p>Core Strategy Policy 8 requires 10% affordable housing:</p> <p>42% should be intermediate housing, 39% should be affordable rent and 19% should be social rent.</p> <p><b>FIRST HOMES TOO</b></p>	<p>A scheme to be submitted to the Borough Council in writing which provides for 10% of any Dwellings forming part of the Development as Affordable Housing; Identifies the tenure mix to be provided in accordance with the Affordable Housing Tenure Mix Identifies the dwelling mix in accordance with the Affordable Housing Dwelling Mix Details the location of the Affordable Dwellings within the Development Details the Affordable Housing Provider approved by the Borough Council who has appropriate local</p>	<p>The applicant has agreed in principle of providing 10% of affordable housing in accordance with Core Strategy Policy 8. As part of the S106A.</p> <p>The details of securing the affordable housing scheme would be included as part of the S106A. It is agreed that an affordable housing scheme could provide the necessary details of tenure mix, dwelling (size mix) details of the location, and the affordable housing</p>	<p>Provide details of affordable housing in an affordable housing scheme as part of the S106A which would include details of tenure mix, dwelling (size mix) details of the location, and the affordable housing provider.</p>

		management and maintenance arrangements and who has or is willing to enter into a nominations agreement with the Borough Council.	provider. However, the timing of this agreed to be agreed but it would be expected prior to the commencement of development on the site or as part of the reserved matters application once the layout and design is considered.	
<b>Health</b>	CCG standard formula require contribution of <b>£920 for each 2xbed dwelling and £600 for each 1x bedroom dwelling.</b>	Covered by the Authority's Community Infrastructure Policy where contributions are levied on the gross internal area of the net additional liable floorspace. It is levied as a charge per square metre of net additional liable floorspace and charged to the developer accordingly.	Agreed that this request is covered by the Authority's Community Infrastructure Levy Policy (CIL).	
<b>Open Space</b>	The Rushcliffe Playing Pitch Strategy 2017 identifies a current shortfall of pitch provision that this development would worsen. Contributions towards the provision of an equipped <b>Local Equipped Area for Play (LEAP)</b> on-	Agrees to the principle of the requested provision being provided.	As we are only considering the principle of development (and access) at this stage; the location, size and management of open space within the site cannot be considered in detail. The applicant has agreed to the provision of open space within the site and for details	TBC



	<p>site and the provision of <b>0.12ha</b> of land for it are sought. <b>Unequipped play/amenity public open space</b> requires the provision of <b>0.265ha</b> of land. <b>Sports provision and Leisure Provision</b> would be captured through <b>CIL</b>. <b>Allotments</b> requires the provision of 0.4ha per 1000 population, i.e., <b>0.19ha</b> of land on-site unless is requested.</p>		<p>to be provided as part of an Open Space Scheme. The details of it can be secured by the S106A and considered in detail at the reserved matters stage.</p>	
<b>Monitoring Fee</b>	<p>S106 monitoring costs of <b>£273 per principal obligation X by the number of years</b> over which monitoring will be required.</p>	<p>Agrees to the principle of proving a monitoring fee but the actual amount is TBA</p>	<p>The approach is accepted but the actual overall monitoring fee shall be agreed with the applicant prior to the conclusion of the S106A.</p>	<p>Prior to Commencement of Development to pay to the Borough Council the Monitoring Fee Not to Commence Development until the Monitoring Fee has been paid to the Borough Council.</p>
<b>Indexation</b>	<p>All financial contributions subject to indexation using Retail Price Index or the BCIS All-in Tender Price Index as appropriate</p>	<p>TBA</p>	<p>TBA</p>	<p>TBA</p>

<b>Legal Costs</b>	With all Sect 106 agreements, the applicant is required to pay the Council's legal fees. In this instance these would be <b>£2,000.</b>	TBC	Required to complete agreement.	To be paid on completion of agreement.
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